

1. DEVELOPMENT DATA TABLE:  
DEVELOPMENT AREAS 9, 10, 11, 12 TOTAL:  
DEVELOPMENT AREA 9:

- 1a. SITE ACREAGE (DEV. AREA 9):  
1b. TAX PARCELS:
- 1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND/OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 10 (PROPOSED ROW):  
1a. SITE ACREAGE (DEV. AREA 10):  
1b. TAX PARCELS:

- 1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND/OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 11:  
1a. SITE ACREAGE (DEV. AREA 11):  
1b. TAX PARCELS:

- 1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND/OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:

DEVELOPMENT AREA 12:  
1a. SITE ACREAGE (DEV. AREA 12):  
1b. TAX PARCELS:

- 1c. EXISTING & PROPOSED ZONING:  
1d. EXISTING USES:  
1e. PROPOSED USES:  
1f. NUMBER OF RESIDENTIAL USES BY HOUSING TYPE  
1g. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE  
1h. FLOOR AREA RATIO:  
1i. MAXIMUM BUILDING HEIGHT:  
1j. NUMBER AND/OR RATIO OF PARKING SPACES:  
1k. AMOUNT OF OPEN SPACE:

2. GENERAL PROVISIONS:  
2a. APPLICABILITY OF ORDINANCE NOTES:

- 2b. ALTERATIONS:
3. OPTIONAL PROVISIONS:
4. PERMITTED USES:  
4a. ALLOWED USES:  
4b. PROHIBITED USES:  
4c. OTHER USE RESTRICTIONS:

5. TRANSPORTATION:  
5a. TRANSPORTATION IMPROVEMENTS CONSTRUCTED  
IN CONJUNCTION WITH DEVELOPMENT  
5b. PUBLIC VS. PRIVATE STREETS  
5c. PARKING LOCATION - SURFACE  
5d. LOCATION OF PROPOSED PEDESTRIAN IMPROVEMENTS
- 5f. EXISTING THOROUGHFARES  
5g. EXISTING RESIDENTIAL STREETS

6. ARCHITECTURAL STANDARDS:  
6a. BUILDING MATERIALS  
6b. BUILDING SCALE AND NUMBER OF BUILDINGS

- 6c. TREATMENT OF URBAN DESIGN AND ARCHITECTURAL ELEMENTS
- 6.d. TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES  
6.e. FENCE/WALL STANDARDS

7. STREETScape & LANDSCAPING:  
7a. STREETScape (SIDEWALK AND PLANTING STRIP) STANDARDS  
7b. BUFFER/SCREENING TREATMENT

8. ENVIRONMENTAL FEATURES:  
8a. TREE SAVE AREAS  
8b. SITE INTERIOR TREES & LANDSCAPE  
8c. PCO TREATMENT

9. PARKS, GREENWAYS & OPEN SPACE:  
9a. CONNECTIONS TO PARK & OR GREENWAY

10. FIRE PROTECTION:  
10a. FIRE LANE TREATMENT

11. SIGNAGE:  
11a. SIGN LIMITATIONS - SIZE, TYPE, LOCATION

12. LIGHTING:  
12a. LIMITATIONS ON TYPE OR LOCATION OF LIGHTING  
12b. PEDESTRIAN SCALE LIGHTING

13. PHASING:  
13a. DEVELOPMENT PHASING BY USE OR AREA.

14. OTHER:  
14a. UNDERGROUNDING OF UTILITIES  
14b. POTENTIAL LOCATION OF DUMPSTERS & RECYCLING CONTAINERS  
14c. TRAFFIC STUDY

# PHASE 3 DOUBLE OAKS BRIGHTWALK

## TECHNICAL REZONING SUBMITTAL PLAN & NOTES

**SITE LEGEND**

- PROPOSED REZONING DEVELOPMENT AREAS 9, 10, 11, 12
- SF (ATTACHED & DETACHED) & MF DEVELOPMENT BOUNDARY
- MF APPROXIMATE BUILDING ENVELOPE
- MF APPROXIMATE PARKING ENVELOPE
- SITE TRIANGLES TO BE COORDINATED WITH CDOT/NC DOT



LEGEND					
RW - RIGHT OF WAY					
- - -	POWER POLE				
- - -	LIGHT POLE				
- - -	FIRE HYDRANT				
- - -	GUY WIRE				
CP -	CALCULATED POINT				

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	429.21'	112.68'	112.36'	N 38°15'35" E
C2	3224.17'	129.70'	129.69'	S 02°32'31" E
C3	3224.17'	21.68'	21.68'	S 01°11'48" E
C4	3244.17'	38.08'	38.08'	S 01°45'37" E
C5	3244.17'	62.85'	62.85'	S 00°52'08" E
C6	170.50'	60.92'	60.60'	N 79°47'32" E
C7	229.50'	82.00'	81.56'	S 79°47'32" W

LINE	BEARING	DISTANCE
L1	N 87°54'30" E	20.00'
L2	N 89°52'15" E	8.73'
L3	N 45°46'52" E	10.76'

PHOTOGRAMMETRIC SURVEYS PROVIDED FOR:  
Norstar Land Surveying, Inc.  
By: Avioimage Mapping Services, Inc.  
Project Site: Double Oaks Development  
AMS Job No.: A-070708  
Ground Control Surveys by: Warren Jennings Land Surveying  
Target Map Scale: 1" = 50' with 1" CI.  
Date of Photography: 2/04/2007 Photo Scale: 1" = 330'

I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 23265, page 196, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book n/a, page n/a, that the ratio of precision as calculated is 1:128,654, and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600). Witness my original signature, registration number and seal this 20th day of March, A.D., 2014.					
R. Scott Dyer, PLS #4444					

NOTES:					
* Deed Reference - Deed Bk. 23265, Pg. 196 Double Oaks Development, LLC Dated January 10, 2008 Recorded in Mecklenburg Co. Registry					
* Map Reference - Double Oaks Community Dated April 27, 2007 Performed by David R. Garrett, PLS					
* Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.					
* Topographic and planimetric information provided by Avioimage Mapping Services, Inc. from 2007.					

VICINITY MAP (Not to Scale)					
I-85 LaSalle St. Statesville Ave Newland Rd. I-77 NAD 83					

PHASE 2 REZONING LINE DEVELOPMENT AREA 7					
0 40 80 120 160 FT					

